



## Westfield–Washington Township Board of Zoning Appeals (BZA)

### Minutes of the Tuesday, September 14, 2021 BZA Meeting

*Presented for approval: October 12, 2021*

The Westfield-Washington Township Board of Zoning Appeals met at 7:00 p.m.  
on Tuesday, September 14, 2021 at Westfield City Hall.

#### Active Links for this Meeting:

[September 14, 2021 BZA Agenda & Exhibits](#)

[September 14, 2021 YouTube Video](#)

*Minutes are also available to be acquired or viewed at the City of Westfield Community Development office.*

#### **OPENING OF MEETING**    *YouTube Time: 0:10*

##### **ROLL CALL**

**BZA Members Present In-Person:** Jeff Boller, Jeannine Fortier, Victor McCarty, Brian Morales, and Dave Schmitz.

**BZA Members Present Virtually:** None

**BZA Members Absent:** All present.

**City Staff Present:** Daine Crabtree, Associate Planner, and Caleb Ernest, Associate Planner.

**Legal Counsel Present:** Beth Copeland with Taft Stettinius & Hollister LLP.

##### **CHANGE TO AGENDA**

Schmitz announced the continuation of the following two Petitions.

- 2109-VS-33 / 603 West 216<sup>th</sup> Street (Michael Quinn)
- 2109-VS-35 / 3810 West 146<sup>th</sup> Street (*Indy Latin School*)

##### **APPROVAL OF MINUTES**

Fortier motioned to approve the August 10, 2021 Minutes.

McCarty seconded. Motion passed. Vote 5-0.

##### **REVIEW RULES AND PROCEDURES**

Crabtree reviewed BZA rules and procedures.

#### **ITEMS OF BUSINESS**    *YouTube Time: 1:07*

##### **2108-VU-03 [PUBLIC HEARING]** *YouTube Time: 4:07*

##### **217 Mill Street / 4E LLC by WKRP Indy**

The Petitioner requests a Variance of Use to permit a Low-Intensity Retail Use (Gift and Coffee Shop with bakery with limited seating) on 0.32 acres +/- in the MF1: Multi-Family Low Density District (Article 13.2).

(Planner: Caleb Ernest – [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))

Public Hearing for 2108-VU-03 opened at 7:15 p.m. *YouTube Time: 15:16*

- One public comment.

Public Hearing for 2108-VU-03 closed at 7:18 p.m.

*Agendas for all City meetings are updated and available at our website.*

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

BZA Minutes: 8/10/2021

Page 1 of 3

McCarty motioned to approve 2108-VU-03 subject to the three conditions stated with the motion.  
Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2108-VU-03.  
Fortier seconded. Motion passed. Vote 5-0.

**2109-VS-34 [PUBLIC HEARING] YouTube Time: 33:46**

**16334 River Crest Court / Scott Shanks**

The Petitioner requests a Variance of Development Standard to encroach nine (9) feet into the thirty (30) foot Minimum Rear Yard Setback in the SF2: Single-Family Low-Density District to accommodate a swimming pool and deck (Article 4.5(E)(3)(a)).

(Planner: Daine Crabtree – [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

Public Hearing for 2109-VS-34 opened at 7:37 p.m.

- No public comments.

Public Hearing for 2109-VS-34 closed at 7:38 p.m.

Fortier motioned to approve 2109-VS-34 subject to the two conditions stated with the motion.  
Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2109-VS-34.  
McCarty seconded. Motion passed. Vote 5-0.

**2109-VS-36 [PUBLIC HEARING] YouTube Time: 40:03**

**17101 Rushmore Drive / Michael Gray by Vive Exterior Design**

The Petitioner requests a Variance of Development Standard to permit a swimming pool within the southern Established Front Yard of the Property. (Article 6.1(G)(2)).

(Planner: Caleb Ernest – [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))

Public Hearing for 2109-VS-36 opened at 7:44 p.m.

- No public comments.

Public Hearing for 2109-VS-36 closed at 7:46 p.m.

Schmitz motioned to approve 2109-VS-36 subject to the two conditions stated with the motion.  
Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2109-VS-36.  
McCarty seconded. Motion passed. Vote 5-0.

**ITEMS CONTINUED TO A FUTURE MEETING**

**2109-VS-33**

**603 W 216<sup>th</sup> Street / Michael Quinn**

The Petitioner requests a Variance of Development Standard to modify the Minimum Lot Frontage from 250 feet to zero (0) feet, for one (1) new residential lot in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(D)).

(Planner: Daine Crabtree – [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

Agendas for all City meetings are updated and available at our website.

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

BZA Minutes: 8/10/2021

Page 2 of 3

**2109-VS-35**

**3810 W 146<sup>th</sup> Street** / Indy Latin School

The Petitioner requests a Variance of Development Standard to delay Minimum Lot Landscaping and Buffer Yard requirements on the undeveloped portion of 30.84 acres +/- property in the AG-SF1: Agriculture / Single Family Rural District (Article 6.8(K) & (N)).

*(Planner: Rachel Riemenschneider – rriemenschneider@westfield.in.gov)*

**REPORTS/COMMENTS:**    *YouTube Time: 49:26*

- Plan Commission Liaison
- Community Development Department

**ADJOURNMENT**    *YouTube Time: 51:13*

Fortier motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 5-0.  
The meeting adjourned at 7:51 p.m.

---

Chairperson  
Dave Schmitz

---

Secretary  
Kevin M. Todd, AICP  
Director